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MEMORANDUM

July 23, 1970

TO: Boston Redevelopment Authority
FROM: John D. Warner, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Re: Petition No. Z-1947
A & E Construction
1215 Adams Street, Dorchester

Petitioner seeks three variances to erect a two story retail liquor store in a Local Business (L-.5) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 11-2 Sign exceeds two square feet in area		
Sect. 15-1 Floor area ratio is excessive	0.5	0.7
Sect. 20-1 Rear yard is insufficient	20 ft.	0

The property, located on Adams Street at the intersection of Dorchester Avenue, contains a three story frame structure which would be demolished. A retail liquor store presently exists on the first floor. The existing building is in good structural condition and consistent with the architectural character of the area. The proposed two story concrete block retail structure is undesirable and would have a detrimental effect on the surrounding area. Recommend denial.

VOTED: That in connection with Petition No. Z-1947, brought by A & E Construction, 1215 Adams Street, Dorchester, for variances of excessive sign area, excessive floor area ratio and insufficient rear yard to erect a two story retail liquor store in a Local Business (L-.5) district, the Boston Redevelopment Authority recommends denial. The existing building is in good structural condition and consistent with the architectural character of the area. The proposed two story commercial structure is undesirable and would have a detrimental effect on the surrounding area.



Re: Petition No. Z-1949
New England Tel & Tel Co.
175 Adams Street, Dorchester

Petitioner seeks a Conditional Use Permit and three variances to erect a one story addition to a telephone exchange building in a Residential (R-.8) district. The proposal would violate the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7	An addition to an existing Conditional Use requires a Board of Appeal hearing.		
Sect. 14-2	Lot area for additional unit is insufficient	1500 sf/du	624 sf/du
Sect. 15-1	Floor area ratio is excessive	.8	2.4
Sect. 16-1	Height of building is excessive	3 stories 35 ft.	5 stories 79 ft.

The property, located on Adams Street at the intersection of Robinson Street, contains a four story automatic dial telephone exchange building. The proposed construction would consist of a one story 16 foot vertical addition over the existing masonry facility. The floor area violation is existing and would be increased minimally. Adequate parking facilities are provided. Recommend approval.

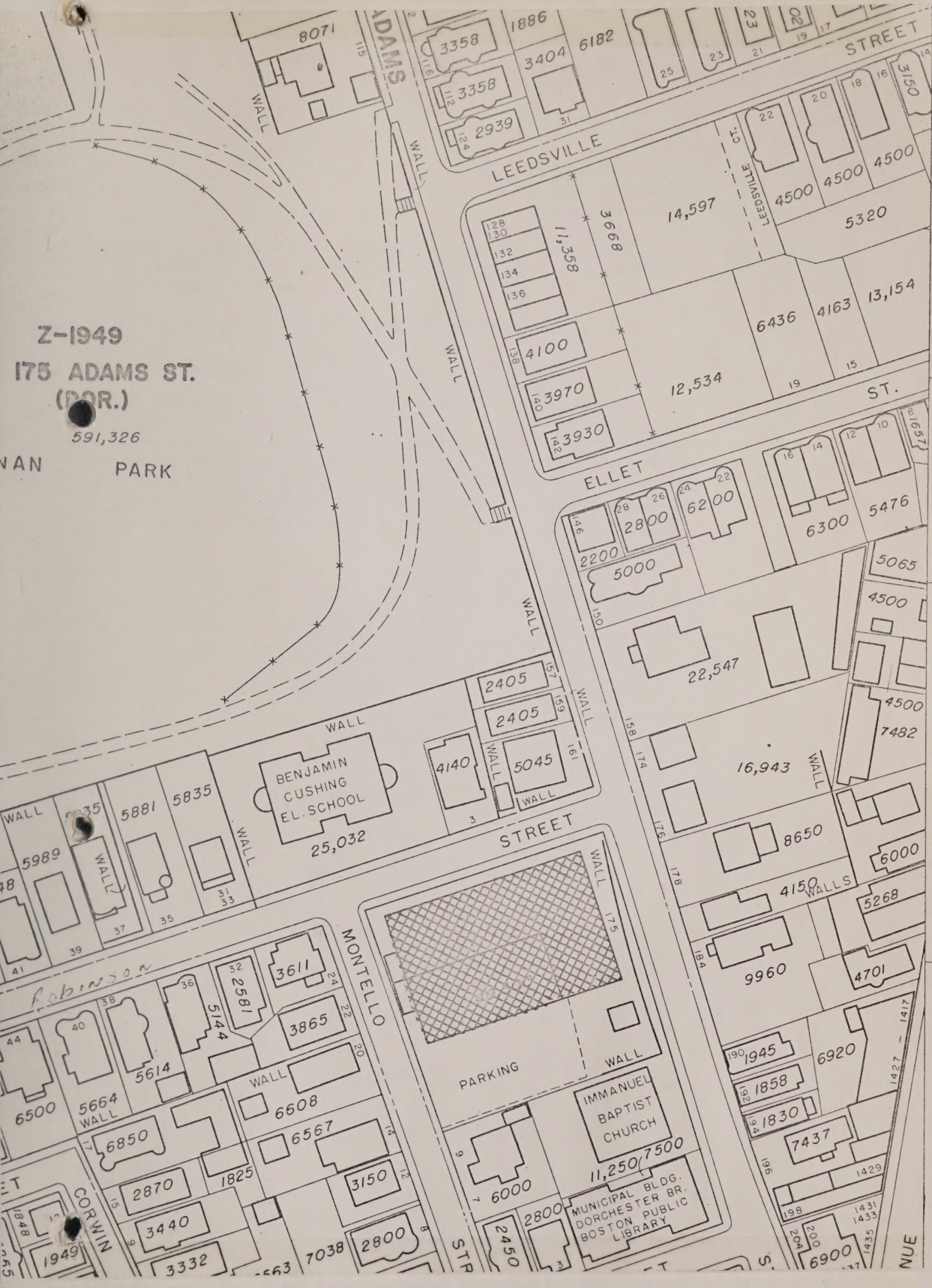
VOTED: That in connection with Petition No. Z-1949, brought by New England Tel & Tel Co., 175 Adams Street, Dorchester, for a Conditional Use Permit and variances of insufficient lot area for additional unit, excessive floor area ratio and building height to erect a one story addition to a telephone exchange building in a Residential (R-.8) district, the Boston Redevelopment Authority recommends approval. The existing floor area ratio violation would be increased minimally. The proposed vertical expansion would have no adverse effect on the surrounding neighborhood.

Z-1949

175 ADAMS ST.
(POR.)

591,326

NAN PARK



Re: Petition No. Z-1950
Beachway Apartments, Inc.
750 East Seventh St., South Boston

Petitioner seeks three variances to erect a four story and basement 23 unit apartment building in an Apartment (H-1) district. The proposal would violate the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 14-2	Lot area for additional dwelling unit is insufficient	1000 sf/du	22 sf/du
Sect. 15-1	Floor area ratio is excessive	1.0	2.1
Sect. 17-1	Open space is insufficient	400 sf/du	278 sf/du

The property, located on East Seventh Street near the intersection of O Street, contains 27,273 square feet of vacant land. The site is part of a $2\frac{1}{4}$ acre development containing approximately 145 units. This development represents a density of approximately 64 units per acre. The proposed multi-family structure would substantially increase this ratio. The site plan, with its disposition of parking, allows inadequate open space and very poor light and air provisions for occupants. Recommend denial.

VOTED: That in connection with Petition No. Z-1950, brought by Beachway Apartments, Inc., 750 East Seventh Street, South Boston, for variances of insufficient lot area for additional dwelling unit, open space and excessive floor area ratio to erect a four story and basement 23 unit apartment building in an Apartment (H-1) district, the Boston Redevelopment Authority recommends denial. The site is part of a $2\frac{1}{4}$ acre development containing approximately 64 units per acre. The proposed multi-family structure would substantially increase this ratio. The site plan with its disposition of parking, allows inadequate open space and light and air for occupants.

Re: Petition No. Z-1951
Gill & Rosano
95 Charter St., Boston

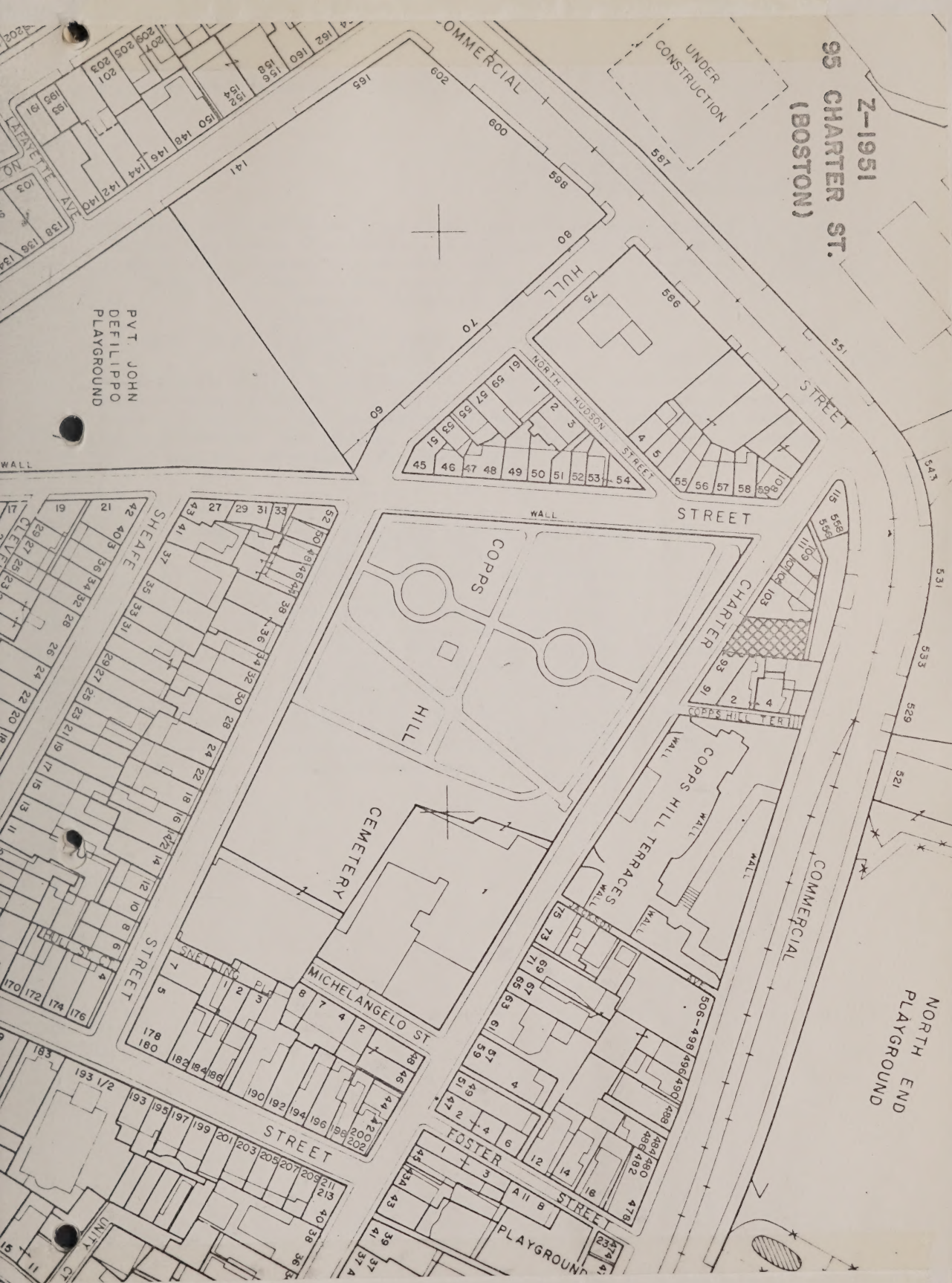
Petitioner seeks two variances to erect a four story and basement 10-unit apartment building in an Apartment (H-3) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 18-4 Front yard is insufficient	15 ft.	4 ft.
Sect. 23-1 Off-street parking is insufficient	6 spaces	3 spaces

The property, located on Charter Street near the intersection of Copps Hill Terrace, contains 4166 square feet of vacant land. The proposed four story structure would be similar in height with existing structures on the block. The staff recommends that the petitioner ascertain in writing to the Board of Appeal, the acquisition of space, either through purchase or lease to provide the required off-street parking. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-1951, brought by Gill & Rosano, 95 Charter Street, Boston, for variances of insufficient front yard and off-street parking to erect a four story and basement 10 unit apartment building in an Apartment (H-3) district, the Boston Redevelopment Authority recommends approval provided the required off-street parking facilities are provided. The petitioner should ascertain in writing to the Board of Appeal the acquisition of space, either through purchase or lease, to provide the required off-street parking.

Z-1951
95 CHARTER ST.
(BOSTON)



Re: Petition No. Z-1952
Radar Realty Trust
81 Chestnut Hill Ave., Brighton

Petitioner seeks a Forbidden Use Permit and a variance for a change of occupancy from two families to five families in a Single Family (S-.5) district. The proposal would violate the code as follows:

Sect. 8-7 Any dwelling converted for more families is Forbidden in an S-.5 district.

Req'd.

Proposed

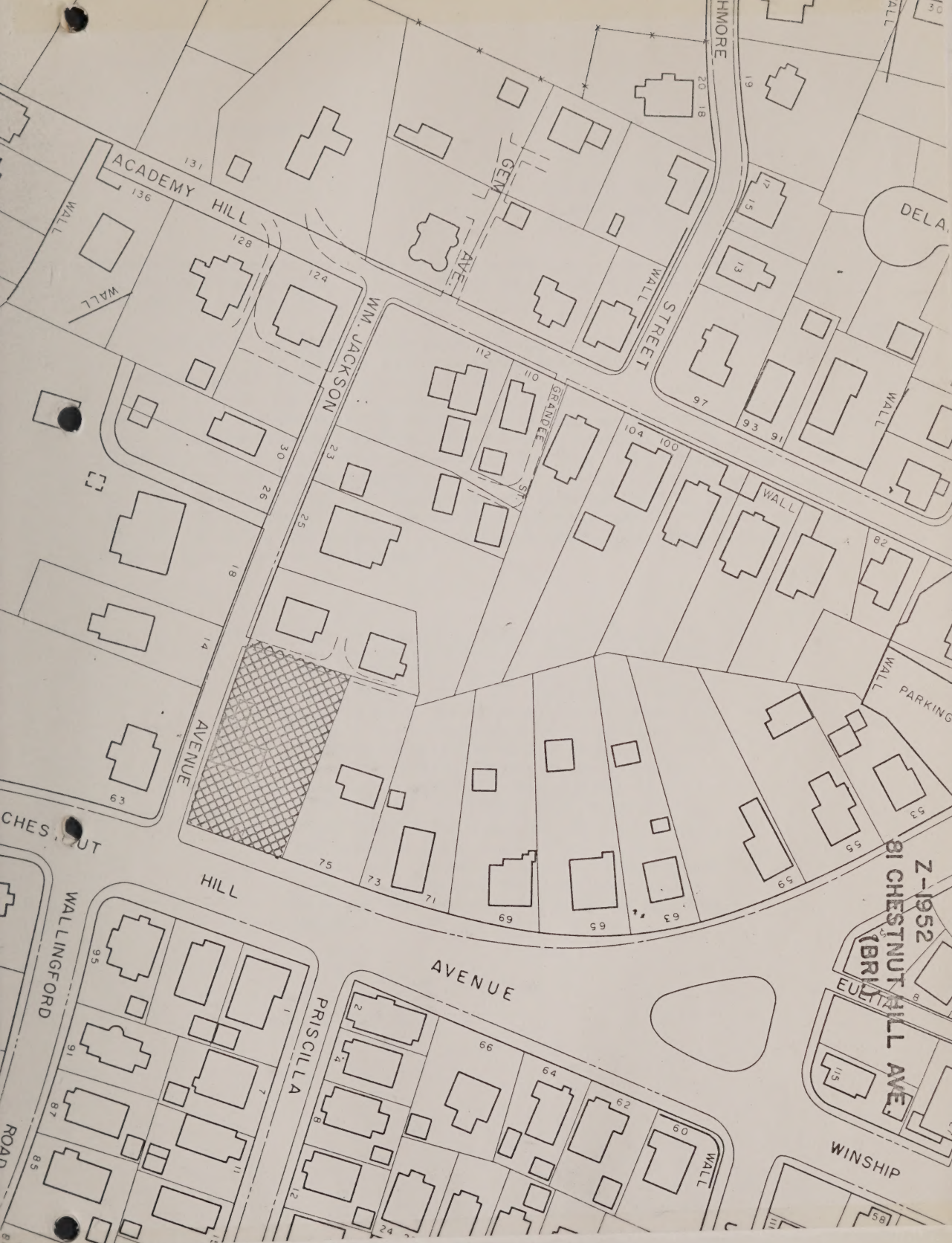
Sect. 14-2 Lot area for additional dwelling unit is insufficient

4000 sf/du

2470 sf/du

The property, located on Chestnut Hill Avenue at the intersection of William Jackson Avenue, contains a 2½ story frame dwelling. The proposed five family density is excessive and incompatible with the general residential character of the neighborhood. The existing traffic problems would be further intensified by the proposed conversion. Recommend denial.

VOTED: That in connection with Petition No. Z-1952, brought by Radar Realty Trust, 81 Chestnut Hill Ave., Brighton, for a Forbidden Use Permit and a variance of insufficient lot area for additional dwelling unit for a change of occupancy from two families to five families in a Single Family (S-.5) district, the Boston Redevelopment Authority recommends denial. The proposed density is excessive and incompatible with the general residential character of the neighborhood. The existing traffic problems would be further intensified by the proposed conversion.



Re: Petition No. Z-1954
Greater Boston YMCA
401 Warren Street, Roxbury

Petitioner seeks two variances to erect a one story gymnasium addition addition to the existing facility in an Apartment (H-1) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7 A private club in an H-1 district requires a Board of Appeal hearing.		
Sect. 18-4 Front yard is insufficient	25 ft.	8 ft.
Sect. 23-2 Off-street parking is insufficient	73 spaces	0

The property, located on Warren Street at the intersection of Martin Luther Boulevard, in the Washington Park Urban Renewal Area, contains a YMCA recreational facility. The proposed one story addition would be utilized for a gymnasium and Health Club. Sufficient temporary off-street parking accommodations would be provided on a nearby lot. Permanent on-site parking would be provided upon the acquisition and demolition of the abutting Boardman School. This would occur by the Fall of 1971. The proposal is consistent with the Washington Park Urban Renewal Plan. Recommend approval.

VOTED: That in connection with Petition No. Z-1954, brought by Greater Boston YMCA, 401 Warren Street, Roxbury, in the Washington Park Urban Renewal Area, for variances of insufficient front yard and off-street parking to erect a one story gymnasium addition to the existing facility in an Apartment (H-1) district, the Boston Redevelopment Authority recommends approval. The proposal is consistent with the Washington Park Urban Renewal Plan. Sufficient temporary off-street parking accommodations would be provided on a nearby lot. Permanent on-site parking would occur in the Fall of 1971 upon the acquisition and demolition of the abutting Boardman School.

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STREET

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HAZELWOOD

Z-1554
401 WARREN ST.
(ROX.)

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WARREN

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SAVIN

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Re: Petition No. Z-1957
Charles Verrochi
50 Wilrose Street, Dorchester

Petitioner seeks a Forbidden Use Permit and four variances to erect a one story five-car business garage in a Residential (R-.8) district. The proposal would violate the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7	A business garage is Forbidden in an R-.8 district		
Sect. 14-5	Distance between buildings is insufficient		
Sect. 18-1	Front yard is insufficient	20 ft.	3 ft.
Sect. 19-1	Side yard is insufficient	10 ft.	2 ft.
Sect. 22-4	Distance between buildings is insufficient	40 ft.	0

The property, located on Wilrose Street at the intersection of Estes Avenue, contains a 2½ story frame dwelling and four concrete brick garages on 19,555 square feet of land. The petitioner proposes to erect a five car business garage at the left front of the existing dwelling. Four trucks and one payloador would occupy the proposed garage. Though some commercial uses exist, the neighborhood is predominantly residential. The intrusion of heavy commercial traffic is both undesirable and inappropriate, and would have an injurious effect on residential properties. Recommend denial.

VOTED: That in connection with Petition No. Z-1957, brought by Charles Verrochi, 50 Wilrose Street, Dorchester, for a Forbidden Use Permit and variances of insufficient distance between buildings, front and side yards, to erect a one story five-car business garage in a Residential (R-.8) district, the Boston Redevelopment Authority recommends denial. The intrusion of heavy commercial traffic in this predominantly residential area is both undesirable and inappropriate, and would have an injurious effect on residential properties.

Z-1957
50 WILROSE ST.
(DOR.)



Re: Petitions Nos. Z-1916-Z-1918
 Pope Lumber Company & Hebrew Rehabilitation
 Center for Aged
 10-25-35 Railroad St., West Roxbury

Petitioner seeks three Conditional Use Permits and 16 variances to erect three 14 story - 910 apartment units in a Light Manufacturing (M-1) and General Business (B-1) districts. The proposal would violate the code as follows:

<u>10 Railroad Street (234 apartments)</u>		<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7	A multi-family dwelling and accessory garage is Conditional in an M-1 district		
Sect. 16-1	Height of building and number of stories are excessive	2 $\frac{1}{2}$ stories 35 ft.	14 stories 145 feet
Sect. 21-1	Setback of parapet is insufficient	46 ft. 46 ft.	22 ft. 27 ft.
Sect. 23-1	Off-street parking is insufficient	211 spaces	105 spaces
<u>25 Railroad Street (442 apartments)</u>			
Sect. 8-7	A multi-family dwelling and accessory garage is Conditional in an M-1 district.		
Sect. 10-1	Parking is not allowed in front yard nor within 5 feet of side lot line		
Sect. 14-2	Lot area for additional dwelling unit is insufficient	4000 sf/du	198 sf/du
Sect. 15-1	Floor area ratio is excessive	1.0	2.98
Sect. 16-1	Height of building & number of stories are excessive	3 stories 40 ft.	14 stories 145 ft.
Sect. 20-1	Rear yard is insufficient	38 ft.	20 ft.
Sect. 21-1	Setback of parapet is insufficient	68 ft.	20 ft.
Sect. 23-1	Off-street parking is insufficient	398 spaces	50 spaces
<u>35 Railroad Street (234 apartments)</u>			
Sect. 8-7	A multi-family dwelling and accessory garage is Conditional in an M-1 district.		
Sect. 14-2	Lot area for additional dwelling unit is insufficient	4000 sf/du	198 sf/du
Sect. 15-1	Floor area ratio is excessive	1.0	2.98
Sect. 16-1	Height of building & number of stories are excessive	3 stories 40 ft.	14 stories 145 ft.
Sect. 20-1	Rear yard is insufficient	37 ft.	20 ft.
Sect. 21-1	Setback of parapet is insufficient	46 ft.	20 ft.
Sect. 23-1	Off-street parking is insufficient	211 spaces	50 spaces

The property, located on Railroad Street near the intersection of Corey Street, contains approximately 6.9 acres. The Hebrew Rehabilitation Center for the Aged proposes to erect three 14 story buildings which would contain a total of 910 apartment units for the elderly. It is anticipated that the development would be tax exempt. There is a great need for elderly housing within the City of Boston. The proposed development seeks to meet the need. But several of the project's characteristics create land use and environmental conflicts of such magnitude that the entire development is of questionable long term value. The proposed 910 dwelling units in three 14-story buildings on two irregularly shaped parcels creates an extremely dense project. It represents a radical departure from the general residential densities throughout West Roxbury and also in the areas immediately surrounding the project. The setbacks from several abutting properties are so small that the bulk of the high rise buildings would cast shadows over these properties during much of the day. The open space

areas to be provided for the 1000 plus occupants are insufficient for their needs. In addition, there is no nearby open space to help alleviate this situation. The placing of more than 1000 elderly persons in one development apart from persons of other ages is a questionable method. Recent proposals by the Boston Housing Authority for both elderly and low income family projects have reflected a desire to reduce the size of these developments and to better integrate them into the life of the community as much as possible.

The proposed 205 parking spaces will not be adequate to meet the demands of those in the development who would have cars and of those people who would be visiting. The MBTA is planning an extension of its Forest Hills line to West Roxbury along the railroad tracks that are adjacent to the project. Also in the planning stage is a station to be located in the vicinity, if not on, part of this site. The proposed MBTA plans have not been considered by the petitioner and there appears to be a serious conflict between these two plans. The BRA staff met with the architects for the proposed housing and suggested that the number of dwelling units and the height of the buildings should be scaled down to alleviate the great density now found in the proposed development. The architects indicate that the proposed number of units and the height of the buildings are economically necessary. Recommend that the Board of Appeal take no action.

VOTED: That in connection with Petitions Nos. Z-1916-Z-1918, brought by Pope Lumber Company, for three Conditional Use Permits and variances of excessive floor area ratio, height of building, insufficient setback of parapet, rear yard, off-street parking and parking not allowed in front yard nor within five feet of side lot line to erect three 14-story -910 apartment units in a Light Manufacturing (M-1) and General Business (B-1) district, the Boston Redevelopment Authority recommends that the Board of Appeal take no action on this application until such time as the Boston Redevelopment Authority and the developer attempt to work out a housing proposal which will alleviate the extreme density found in the existing proposal and a proposal which will better conform to the surrounding neighborhood.

10-25-35RAILROAD ST.

10-25-35RAILROAD ST.

